



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

#### **Call to Order**

Invocation

Pledge of Allegiance

#### **Quorum**

**Chairman Thigpen**

Tom Sprague

Chairman Thigpen

**Chairman Thigpen**

**Quorum present with four members present; Tony Atkins was absent**

**Approval of Minutes for July 21, 2005**

**Chairman Thigpen**

**Dean Thompson moved to approve the minutes of July 21, 2005. Tom Sprague seconded the motion. Motion carried 4-0.**

**Reading of the Agenda**

**Director Browning**

**Approval of the Agenda**

**Chairman Thigpen**

**Deanne Hall moved to approve the agenda as presented. Motion seconded by Tom Sprague and carried 4-0.**



## Old Business

### Preliminary Plats

1. **Chastain Place, f.k.a. Chamblin Place**, Phase 1, Located on Chamblin Road, Zoned R-2 RCO, 84 lots, 26.7 acres, *Commission District 3*.
2. **River Island Settlement Section II, Phase I** –Located on Blackstone Camp Road, Zoned PUD, 148 Lots, 167.36 acres. *Commission District 1*.  
**Motion was made by Tom Sprague and seconded by Dean Thompson to approve Chastain Place and River Island Settlement Section II, Phase I with departmental conditions and comments. Motion carried 4-0.**

### Rezoning

3. **RZ05-07-03** request by Robert Bailey and Clay Lancaster, Jr. to rezone Tax Map 067 Parcel 140, 4.7 acres, from R-1 (single family residential) to PUD (planned unit development) located at 4831 Columbia Road. *Commission District 3*  
**Motion was made by Tom Sprague and seconded by Dean Thompson to disapprove RZ05-07-03. Motion carried 4-0**

## New Business

### Final Plat

4. **Farmington Estates**--Request by Hereford Farm Partnership to amend a previously approved

Director Browning/Staff



final plat from August 17, 1999, located on Rolling Hill Road. *Commission District 3*

5. **Harris Ridge** – (In Date 7/05/2005) Located on Wrightsboro Road, Zoned T-R, 20 Lots, 7.96 acres. *Commission District 4*

6. **River Island Settlement Section I Phase II** – (In Date 6/30/2005) Located on Blackstone Camp Road, Zoned PUD, 65 Lots, 74.87 acres. *Commission District 1*

**Motion was made by Deanne Hall and seconded by Dean Thompson to approve Farmington Estates, Harris Ridge and River Island Settlement Section I, Phase II with departmental comments and conditions. Motion carried 4-0. Conditions for Harris Ridge stipulated the final plat would not be released until completion and testing of all utilities.**

7. **Sumter Landing** – Request by Jerry Ashmore to amend a previously approved final plat located on Conn Drive. *Commission District 1*

**Motion was made by Dean Thompson and seconded by Tom Sprague to disapprove Sumter Landing. Motion carried 4-0.**

Preliminary Plat

Director Browning/Staff

8. **Tyler Woods III** – (In Date 7/05/2005) Located on Columbia Road, Zoned PUD, 27 Lots, 9.87 acres. *Commission District 3*

**Motion was made by Deanne Hall and seconded by Tom Sprague to approve Tyler**



**Woods III with departmental comments and conditions. Motion carried 4-0.**

**High Meadows** – (In Date 7/05/2005) Located on Chamblin Road, Zoned PUD, 356 Lots, 122.4 acres. *Commission District 3*

**Motion was made by Tom Sprague and seconded by Deanne Hall to table High Meadows with concurrence of the developer to complete review by NRCS. Motion carried 4-0.**

#### **Rezoning**

**RZ05-08-01** request by Ruby Tuesday, Inc. and Mr. Hull to rezone from M-1 (light industrial) to C-2 (general commercial) Tax Map 074 Parcel 094, 1.91 acres, located at 4329 Belair Frontage Road. *Commission District 2*

**Motion was made by Dean Thompson and seconded by Tom Sprague to approve RZ05-08-01 with departmental comments and to close the public hearing. Motion carried 4-0.**

**RZ05-08-02** county initiated rezoning for 97 +/- acres in the Riverchase subdivision from M-2 (general industrial) to R-1 (single-family residential). *Commission District 1*

**Motion was made by Tom Sprague and seconded by Deanne Hall to approve RZ05-08-02 with departmental comments and to close the public hearing. Motion carried 4-0.**



12. **S-1 Amendment**, request to amend existing S-1 site plan for Christ Church, Presbyterian, 12 acres located at Fury's Ferry Road and Southern Pines Drive. *Commission District 1*  
Motion was made by Dean Thompson and seconded by Tom Sprague to approve RZ05-05-07, an amendment to the S-1 zoning. Motion carried 4-0.
- Rezoning Director Browning/Staff  
Staff Comments Director Browning/Staff
13. Electronic Planning Commission books and mailers  
**The Planning Commission deferred making any changes at this time.**
- Public Comments None Chairman Thigpen  
Adjourn 7:05 p.m. Chairman Thigpen

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
A Community of Pride...A County of Vision...Endless Opportunity	



District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

## Meeting Schedule: August 2005 – September 2005

Board/Commission	Date	Time	Location
Planning Commission	August 4, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	August 8, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	August 16, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	August 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	August 22, 2005	3:30 PM	General Conference Room, Building A
Planning Commission	September 1, 2005	6:30 PM	Evans Government Center Auditorium



Board of Commissioners	September 6, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	September 12, 2005	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 15, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 20, 2005	6:30 PM	Evans Government Center Auditorium

*Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, August 16, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, August 12, 2005 to place their name on the agenda for presentation.*